

Application ref: 2021/1384/P
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

15 Chester Terrace
London
NW1 4ND

Proposal:

Variation of Condition 2 of listed building application 2019/0630/L.

Drawing Nos: 3902_PL01 Location Plan.pdf; 3902_PL02 Existing Site Plan.pdf;
3902_PL14B Approved Lower Ground Floor Plan(1).pdf; 3902_PL14E Proposed Lower
Ground Floor Plan(1).pdf; 3902_PL15B Approved Ground Floor Plan(2).pdf;
3902_PL15D Proposed Ground Floor Plan(2).pdf; 3902_PL16B Approved First Floor
Plan(1).pdf; 3902_PL16C Proposed First Floor Plan(1).pdf; 3902_PL17B Approved
Second Floor Plan(1).pdf; 3902_PL17D Proposed Second Floor Plan(1).pdf;
3902_PL18B Approved Third Floor Plan(1).pdf; 3902_PL18D Proposed Third Floor
Plan(1).pdf; 3902_PL19B Approved Roof Plan(1).pdf; 3902_PL19C Proposed Roof
Plan(1).pdf; 3902_PL26 Proposed Elevations and Section for AC on Roof(1).pdf;
14765-NIA-01-RevD(1).pdf

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

3902_PL01 Location Plan.pdf; 3902_PL02 Existing Site Plan.pdf; 3902_PL14B Approved Lower Ground Floor Plan(1).pdf; 3902_PL14E Proposed Lower Ground Floor Plan(1).pdf; 3902_PL15B Approved Ground Floor Plan(2).pdf; 3902_PL15D Proposed Ground Floor Plan(2).pdf; 3902_PL16B Approved First Floor Plan(1).pdf; 3902_PL16C Proposed First Floor Plan(1).pdf; 3902_PL17B Approved Second Floor Plan(1).pdf; 3902_PL17D Proposed Second Floor Plan(1).pdf; 3902_PL18B Approved Third Floor Plan(1).pdf; 3902_PL18D Proposed Third Floor Plan(1).pdf; 3902_PL19B Approved Roof Plan(1).pdf; 3902_PL19C Proposed Roof Plan(1).pdf; 3902_PL26 Proposed Elevations and Section for AC on Roof(1).pdf; 14765-NIA-01-RevD(1).pdf

Reason: In order to safeguard the special architectural and historic interest of the building in accordance with the requirements of policy D2 of the Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission:

A scheme for internal alteration at 15 Chester Terrace was previously consented (2018/6364/P + 2019/0630/L).

This application seeks to vary the details of Condition 2 of application 2019/0630/L.

Condition 2 states:

The development hereby permitted shall be carried out in accordance with the following approved plans.

This application seeks to substitute a revised set of drawings for the original set of drawings.

After reviewing the submitted details it has been concluded that the proposed works will not harm the special interest of the Grade I listed building.

Special attention has been paid to the desirability of preserving the special interest of the listed building, under s.16 of the Listed Building and Conservation Area Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such the proposal is in general accordance with policy D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2019.

The application has been advertised in the press and by means of a site notice. Historic England issued a letter of authorisation for the case, which was stamped by the NPCU.

2 Your proposals may be subject to control under the Building Regulations

and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

- 3 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 4 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer